



**CITY PLAN COMMISSION MEETING  
2<sup>ND</sup> FLOOR CITY COUNCIL CHAMBERS  
May 31, 2012  
1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Nance present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner De La Cruz  
Commissioner Wright  
Commissioner Carreto  
Commissioner Nance  
Commissioner Amoriello  
Commissioner Schauer  
Commissioner Landeros

**COMMISSIONERS ABSENT:**

Commissioner Borden  
Commissioner Brandrup

**AGENDA**

Commissioner Carreto read the rules into the record. Philip Etiwe, Development Review Manager, read the revisions to the agenda into the record.

**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE** the agenda as amended.

**AYES:** Commissioner De La Cruz, Wright, Carreto, Nance, Schauer, Amoriello, and Landeros

**ABSENT:** Commissioner Borden, and Brandrup

Motion passed.

**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

**No action was taken.**

Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA – DISCUSSION AND ACTION** vote will be shown with an asterisk (\*).

## **II. CONSENT AGENDA**

### **Extension Request to Submit Recording Maps:**

1. **SUSU12-00048:** Enchanted Hills Unit Two – Being a Portion of Tract 8, Laura E. Mundy Survey No. 238, City of El Paso, El Paso County, Texas  
Location: East of I-10 and North of Transmountain Drive  
Property Owner: E.P. Transmountain Residential, LLC  
Representative: Roe Engineering, L.C.  
District: 1  
Staff Contact: Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to **APPROVE** the consent agenda as presented.

Motion passed.

Commissioner Nance introduced Mr. Angelo Amoriello, newly appointed Commissioner to the City Plan Commission.  
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**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **HEAR ITEMS 2 AND 4 SIMULTANEOUSLY.**

Motion passed.

## **III. REGULAR AGENDA - DISCUSSION AND ACTION:**

### **PUBLIC HEARING Rezoning Application:**

2. **PZRZ12-00007:** Parcel 1: Portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas  
Parcel 2: Portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas  
Location: Rich Beem Boulevard @ Eastbrook Drive  
Zoning: Parcel 1: C-2/c (Commercial/condition)  
Parcel 2: PR-I (Planned Residential I)  
Request: Parcel 1: From C-2/c (Commercial/condition) to A-O/c (Apartment-Office/condition)  
Parcel 2: From PR-I (Planned Residential I) to A-O (Apartment-Office)  
Existing Use: Vacant  
Proposed Uses: Townhomes/Multi-family  
Property Owner: Tropicana Development Inc.  
Representative: CEA Group  
District: 5  
Staff Contact: Esther Guerrero, (915) 541-4720, [guerreroex@elpasotexas.gov](mailto:guerreroex@elpasotexas.gov)

**PUBLIC HEARING Zoning Condition Release Application:**

4. **PZCR12-00004:** Portion of Section 27, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
- Location: Rich Beem Boulevard @ Eastbrook Drive  
Zoning: C-2/c (Commercial/condition)  
Request: Release all conditions per Ordinance No. 016385 (referred to as Parcel 4)  
Existing Use: Vacant  
Proposed Uses: Townhomes/Multi-family  
Property Owner: Tropicana Development Inc.  
Representative: CEA Group  
District: 5  
Staff Contact: Esther Guerrero, (915) 541-4720, [guerreroex@elpasotexas.gov](mailto:guerreroex@elpasotexas.gov)

Jorge Azcarate with CEA Group concurred with staff's comments on both items 2 and 4.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE PZRZ12-00007 AND PZCR12-00004.**

Motion passed.  
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**PUBLIC HEARING Special Permit Application:**

3. **PZST12-00003:** Lot 24, Block 3 of Hughes Subdivision of Lots 8 through 15, Block 2, of the Alameda Acres Addition, City of El Paso, El Paso County, Texas
- Location: 5725 Kapilowitz Court  
Zoning: R-5 (Residential)  
Request: Infill Development/request reduced lot area, lot width, and side setback  
Existing Use: Vacant  
Proposed Use: Single-family dwelling  
Property Owner: Olivia Galvez-Beal  
Representative: Luis Lopez  
District: 3  
Staff Contact: Andrew Salloum, (915) 541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Andrew Salloum, Planner, noted that there is a revised staff report for this item.

Gilbert Lopez, representing the owner, concurred with staff's comments and noted that he was not aware of the issue with the utility pole being in such proximity to the proposed entrance to be a hindrance to the safe ingress and egress to the property.

The El Paso Electric Company's recommends that the pole be relocated or the driveway be repositioned. This is not a requirement but solely a recommendation. Mr. Salloum noted that the representative from the El Paso Electric Company is not present at the meeting but did go out to the site, reviewed and sent staff the revised comments.

Art Rubio, Senior Planner, spoke with the applicant regarding the relocation of the utility pole and emphasized that this is only a recommendation and not a requirement.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

Julia Carrasco noted that she has no objection to the building being built but she does object to anything being built against her fence.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to **APPROVE PZST12-00003 WITH THE RECOMMENDATION THAT NEITHER OF THE NEIGHBORS BE DISTURBED BY ANY OVER FLOW OF DIRT.**

Motion passed.

**SUBDIVISION MAP APPROVAL:**

**Subdivision Applications:**

**Major Final:**

5.      **SUSU12-00039:**      Mission Ridge Unit One - Tracts 7 and 8J, C.D. Stewart Survey No. 317, A portion of Tract 4, O.A. Danielson Survey No. 316 and Tract 2C and 2D1, W. J. Rand Survey No. 315 ½, El Paso County, Texas
- Location:              North of Eastlake Boulevard and East of Rojas Drive
- Property Owner:      Hunt Mission Ridge, LLC
- Representative:      Kimley-Horn and Associates, Inc.
- District:                ETJ
- Staff Contact:          Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

Jose Lares with Hunt Communities concurred with staff's comments.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE SUSU12-00039 WITH THE EXCEPTION AND WITH THE RECOMMENDATION THAT THE APPLICANT BE REQUIRED TO LANDSCAPE THE DOUBLE FRONTAGE LOTS.**

Motion passed.

6.      **SUSU12-00047:**      Desert Pass Subdivision Unit 1 – Being a portion of Tract 3A, A.F. Miller Survey No. 210, City of El Paso, El Paso County, Texas
- Location:              North of Resler Drive and East of Interstate Highway 10
- Property Owner:      Camino Real Investments I, LTD
- Representative:      Conde, Inc.
- District:                8
- Staff Contact:          Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **POSTPONE SUSU12-00047 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 14, 2012.**

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

7.       **SUSU12-00030:**       Sageland Elementary School Subdivision – Being all of Lots 1, 2, 3, 4, & 21, Block 17; all of Lots 1 through 24, Block 18; all of Lots 1 through 15, Block 19; the vacated Santa Cruz Road right-of-way; and, the easterly 503.98 feet of Santa Clara Ct. (vacated through this plat); all in the First Revised Map of Sageland Addition, City of El Paso, El Paso County, Texas
- Location:               West of Yarbrough Drive and South of I-10
- Property Owner:       Ysleta Independent School District
- Representative:       Huitt-Zollars, Inc.
- District:               3
- Staff Contact:         Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

Rito Carrera, Chief Operating Officer for Ysleta, concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

Pastor Nathaniel Austin noted that he was notified of this request at the last minute and in the future would like to be notified ahead of time.

**ACTION:** Motion made by Commissioner De la Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU12-00030 WITH THE WAIVER AND EXCEPTION.**

Motion passed.

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8.       **SUSU12-00045:**       Homestead Meadows South Unit 1 Replat "B" – Being a replat of the north ½ of Lot 3, Block 1, Homestead Meadows South Unit I Replat, El Paso County, Texas
- Location:               West of Desert Meadows Drive and North of Greg Drive
- Property Owners:       Jose & Eloisa Rodriquez
- Representative:       CAD Consulting Company
- District:               ETJ
- Staff Contact:         Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

Enrique Ayala with CAD Consulting concurred with staff's comments.

Richard Garcia with Parks and Recreation Department noted that the nearest parks are Jim Foster and Tierra Del Este "A" and "B".

Lupe Cuellar, Assistant City Attorney, noted that park fees are used to make improvements on any park within that park zone or an adjacent park zone. Those park fees are put in a pod and used for future parks within that zone in the ETJ but would not go to the County.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Landeros, seconded by Commissioner Carreto, and unanimously carried to **APPROVE SUSU12-00045 WITH WAIVER AND EXCEPTIONS AND WITH THE RECOMMENDATION TO THE PARKS AND RECREATION DEPARTMENT TO SET ASIDE PARK FEES FOR THE FUTURE USE OF A PARK IN THE ANNEXED AREA.**

Motion passed.

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9.       **SUSU12-00046:**       Salas Subdivision Replat "A" – Being a Replat of all of Lot 1, Block 1, Salas Subdivision, City of El Paso, El Paso County, Texas
- Location:           South of Atlantic Road and East of Doniphan Drive
- Property Owners:   Eutiquio Sanchez & Enrique Espalin
- Representative:   Dorado Engineering, Inc.
- District:           8
- Staff Contact:     Nathaniel Baker, (915) 541-4192, [bakern1@elpasotexas.gov](mailto:bakern1@elpasotexas.gov)

Fermin Dorado Jr., with Dorado Engineering representing the owner, concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU12-00046 WITH EXCEPTION.**

Motion passed.

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**Other Business:**

10.       Discussion and action on the City Plan Commission minutes for:
- a.   May 3, 2012
- b.   May 17, 2012

**ACTION:** Motion made by Commissioner Carreto, seconded by Commissioner Schauer, and carried to **APPROVE THE MINUTES FOR THE CITY PLAN COMMISSION MEETINGS OF MAY 3, AND MAY 17, 2012.**

**AYES:** Commissioner De La Cruz, Wright, Carreto, Nance, and Schauer

**ABSTAIN:** Commissioner Landeros, and Amoriello

**ABSENT:** Commissioner Borden, and Brandrup

Motion passed.

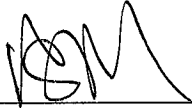
- .....
11.       Planning Report:
- N/A

- .....
12.       Legal Report:
- N/A
- .....

**ADJOURNMENT:**

Motion made by Commissioner Wright, seconded by Commissioner Carreto, and unanimously carried to adjourn this meeting at 2:45 p.m.

Approved as to form:

A handwritten signature in black ink, appearing to read 'M. McElroy', is written over a horizontal line.

Mathew McElroy, Executive Secretary, City Plan Commission



**CITY PLAN COMMISSION MEETING  
10<sup>TH</sup> FLOOR LARGE CONFERENCE ROOM  
JANUARY 26, 2010  
1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Nance present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner De La Cruz  
Commissioner Wright  
Commissioner Borden  
Commissioner Nance  
Commissioner Vorba  
Commissioner Brandrup  
Commissioner Landeros

**COMMISSIONERS ABSENT:**

Commissioner Carreto

**AGENDA**

Commissioner Landeros read the rules into the record. Philip Etiwe, Development Review Manager, read the revisions to the agenda into the record.

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE** the agenda as amended.

Motion passed.

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**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

Raul Amaya with the Legal Women's Voters and the Franklin Mountain Coalition spoke against any development on the slopes of the Franklin Mountains.

**NO ACTION WAS TAKEN.**

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II. CONSENT AGENDA

THERE WERE NO ITEMS ON THE CONSENT AGENDA.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

SUBDIVISION MAP APPROVAL:

Subdivision Applications:

Major Preliminary:

1. **SUSU11-00134:** Mesquite Trails Unit Eight - Being a portion of Section No. 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas  
Location: East of Joe Battle Boulevard and South of Vista Del Sol Drive  
Property Owner: Americas Loop 375 Joint Venture  
Representative: CEA Group  
District: 6  
Staff Contact: Kevin Smith, (915) 541-4903, [smithkw@elpasotexas.gov](mailto:smithkw@elpasotexas.gov)

Jorge Azcarate with CEA Group concurred with staff's comments.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Brandrup, and unanimously carried to **APPROVE SUSU11-00134 WITH GENERAL MODIFICATION 19.04.070.A.3 OF THE CITY CODE.**

Motion passed.

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **HEAR SUSU11-00138, SUSU11-00139, SUSU11-00120, AND SUSU11-00121 SIMULTANEOUSLY.**

Motion passed.

2. **SUSU11-00138:** Desert Springs Unit Four – A portion of Nellie D. Mundy Survey No. 243, Parcel 2, City of El Paso, El Paso County Texas  
Location: East of I-10 and North of Transmountain Road  
Property Owner: RPW Development, DVEP Land LLC  
Representative: CEA Group  
District: 1  
Staff Contact: Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)
3. **SUSU11-00139:** Desert Springs Unit Five – A portion of Nellie D. Mundy Survey No. 243 and No. 244, Parcel 2, City of El Paso, El Paso County Texas  
Location: East of I-10 and North of Transmountain Road  
Property Owner: RPW Development, DVEP Land LLC  
Representative: CEA Group  
District: 1  
Staff Contact: Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

**Major Combination:**

4.      **SUSU11-00120:**      Desert Springs Unit One – A portion of Tract 8, Laura E. Mundy Survey No. 238, all of Tracts 12 and 13 and a portion of Tracts 10A and 10 E, Nellie D. Mundy Survey No. 239, and a portion of Nellie D. Mundy Survey No. 244, City of El Paso, El Paso County Texas
- Location:              East of I-10 and North of Transmountain Road
- Property Owner:      RPW Development, DVEP Land LLC, EP Transmountain Residential LLC
- Representative:      CEA Group
- District:              1
- Staff Contact:          Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

Justin Bass, Planner, noted that there is a revised staff report for item number four.

Gonzalo Cedillos with Stormwater noted that this project is vested and does not need to provide improvements.

Jorge Azcarate with CEA Group concurred with staff's comments and responded to questions from the Commission.

Commissioner Borden asked why they were complying with the new drainage design and not the old one.

Kareem Dallo, Engineering Division Manager, noted that they want to adopt a new code in this particular area because they want to have a complete drainage system. The whole development system has to be built as one unit and cannot separate the pond from the arroyo. He also noted that Unit Two was added to the approved land study where the rules for drainage had been changed.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Vorba, and carried to **APPROVE SUSU11-00138 (DESERT SPRINGS UNIT FOUR) WITH GENERAL MODIFICATION 19.04.070.A.3 OF THE CITY CODE AND THAT DESERT SPRINGS UNIT FOUR MUST BE FILED CONCURRENTLY WITH DESERT SPRINGS UNIT ONE AND TWO, AND ENCHANTED HILLS UNIT ONE AND THREE AND THAT LANDSCAPING BE PROVIDED IN THE DOUBLE FRONTAGE LOTS,**

**APPROVE SUSU11-00139 (DESERT SPRINGS UNIT FIVE) WITH GENERAL MODIFICATION 19.04.070.A.3 OF THE CITY CODE, AND THAT DESERT SPRINGS UNIT FOUR MUST BE FILED CONCURRENTLY WITH DESERT SPRINGS UNIT ONE, TWO, AND FOUR, AND ENCHANTED HILLS UNIT ONE AND THREE AND THAT LANDSCAPING BE PROVIDED IN THE DOUBLE FRONTAGE LOTS,**

**APPROVE SUSU11-00120 (DESERT SPRINGS UNIT ONE) WITH GENERAL MODIFICATION 19.04.070.A.3 OF THE CITY CODE AND THAT DESERT SPRINGS UNIT ONE MUST BE FILED CONCURRENTLY WITH DESERT SPRINGS UNIT TWO AND THAT LANDSCAPING BE PROVIDED IN THE DOUBLE FRONTAGE LOTS.**

**AYES:** Commissioner De La Cruz, Wright, Borden, Landeros, and Vorba

**ABSTAIN:** Commissioner Brandrup

**ABSENT:** Commissioner Carreto

Motion passed.

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5.       **SUSU11-00121:**       Desert Springs Unit Two – A portion of Tract 10A, Nellie D. Mundy Survey No. 239, and a portion of Tract 1B, Nellie D. Mundy Survey No. 243, City of El Paso, El Paso County, Texas  
Location:                       East of I-10 and North of Transmountain Road  
Property Owner:               RPW Development, DVEP Land LLC  
Representative:               CEA Group  
District:                        1  
Staff Contact:                 Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Vorba, and carried to **APPROVE SUSU11-00121 (DESERT SPRINGS UNIT TWO) WITH THE CONDITION THAT DESERT SPRINGS UNIT TWO MUST BE FILED CONCURRENTLY WITH DESERT SPRINGS UNIT ONE.**

**AYES:** Commissioner De La Cruz, Wright, Borden, Landeros, and Vorba

**NAYS:** Commissioner Brandrup

**ABSENT:** Commissioner Carreto

Motion passed.

**ACTION:** Motion made by Commissioner Borden, seconded by Commissioner Wright, and unanimously carried **TO REQUEST A MINORITY REPORT FOR ITEMS SUSU11-00138, SUSU11-00139, SUSU11-00120 AND SUSU11-00121.**

Motion passed.

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**PUBLIC HEARING Resubdivision Combination:**

6.       **SUSU12-00001:**       El Retiro Subdivision Replat "A" – Being all of Lot 1, Block 2, El Retiro Subdivision, City of El Paso, El Paso County, Texas  
Location:                       West of Boy Scout Lane and North of Gary Lane  
Property Owner:               Eugenio & Ana Mesta  
Representative:               CAD Consulting Company  
District:                        8  
Staff Contact:                 Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)

Justin Bass, Planner, noted that there is a revised staff report for this item.

Eugenio Mesta, property owner, concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE SUSU12-00001 WITH GENERAL MODIFICATION 19.04.170.A.2 OF THE CITY CODE.**

Motion passed.  
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**PUBLIC HEARING Special Permit Application:**

7.      **PZST11-00016:**      All of Lot 16, & the East ½ of Lot 15, Block 107, East El Paso Addition, City of El Paso, El Paso County, Texas
- Location:                      3329 Montana Avenue
- Zoning:                        A-O (Apartment/Office)
- Request:                      Parking Reduction
- Existing Use:                Medical Clinic
- Proposed Use:              Medical Clinic
- Property Owner:          Rafael Armendariz
- Representative:          Jose Uresti
- District:                      8
- Staff Contact:              Andrew Salloum, (915)-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Andrew Salloum, Planner, made a floor amendment to the staff report noting that the building square footage should read **3,008 square feet**.

Jose Uresti, representing the owner, concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Vorba, and unanimously carried to **APPROVE PZST11-00016**.

Motion passed.

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Lupe Cuellar, Assistant City Attorney, noted that the Minority Report will be part of the Annual Report that will go to City Council and also noted that the Minority Report has to be approved by the entire Commission.

Commissioner Nance requested that the By-Laws be placed on the next City Plan Commission agenda for review.

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**Other Business:**

8.      Discussion and action on the City Plan Commission minutes for:
- a. January 5, 2012
- b. January 12, 2012

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Vorba, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR JANUARY 5, AND JANUARY 12, 2012**.

Motion passed.

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**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **MOVE THE DISCUSSION AND ACTION ON THE PLAN EL PASO COMPREHENSIVE PLAN REVIEW TO THE FOREFRONT OF THE AGENDA**.

Motion passed.

9. Discussion and action on Plan El Paso: Comprehensive Plan Rewrite.  
Staff Contact: Carlos Gallinar (915) 541-4662, [gallinarcc@elpasotexas.gov](mailto:gallinarcc@elpasotexas.gov)

Mathew McElroy, Deputy Director for Planning, noted that city staff and Dover Kohl and Partners gave a presentation at the Greater Chamber of Commerce. The Chamber felt that they did not have adequate time to review the plan and requested a 30 day postponement. Staff agreed to the 30 day postponement to allow the Chamber the opportunity to work with city staff to approve the plan. There will be some work sessions so that the Chamber can appoint its own expert committee to provide a final round of recommendations or amendments. If any changes are incorporated, those changes will be made available during the process and will be provided to CPAC, City Plan Commission and to City Council.

City staff agreed to meet with the Chambers on the following dates. March 6, 2012, was set for City Council adoption; March 1, 2012, LRC; and February 23, 2012, for City Plan Commission adoption. There will be an additional Comprehensive Plan Advisory Committee meeting on February 20, 2012.

Staff will also be setting up six work sessions so that the Chambers will have the opportunity to review every single chapter and make recommendations where they want items changed. Work Sessions One (1) will be on Wednesday, February 1<sup>st</sup> and Thursday, February 2<sup>nd</sup>, from 8:00am – 10:00am. Work Sessions Two (2) will be on Wednesday, February 8<sup>th</sup> and Thursday, February 9<sup>th</sup>, 8:00am – 10:00 am, and Work Sessions Three (3) will be on Wednesday, February 15<sup>th</sup> and Thursday, 16<sup>th</sup>, from 8:00am – 10:00am. Staff will notify the City Plan Commission if there are any modifications to the schedule. If there are any modifications to this schedule Staff will keep a running memo of the changes where there are disagreements and ultimately those decisions will be up to the City Plan Commission and City Council.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request.

Ray Adauto with the El Paso Association of Builders noted that he will visit the work sessions that will take place at the Greater Chamber of Commerce and come back at a later time with any concerns.

Jesus Bartolome Ochoa Jr., spoke in opposition to any development on natural resources below the Transmountain Road.

**1<sup>ST</sup> MOTION:**

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **POSTPONE THE COMPREHENSIVE PLAN REWRITE TO THE CITY PLAN COMMISSION MEETING OF FEBRUARY 23, 2012.**

Motion passed.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **RE-OPEN ITEM NINE (9).**

Motion passed.

This item was re-opened to allow the Commission the opportunity to provide staff with any type of recommendation they want staff to consider on the Comprehensive Plan.

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10. Discussion and action on an Ordinance amending Title 20 (Zoning), Appendix B (Table of Density and Dimensional Standards), Subpart C (Building Setbacks) in the A (Apartment) and C (Commercial) zoning districts, to amend the setback requirements. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.  
Staff Contact: Kimberly Forsyth, (915) 541-4668, [forsythkl@elpasotexas.gov](mailto:forsythkl@elpasotexas.gov)

Kimberly Forsyth, Lead Planner, gave a brief presentation and noted that this ordinance would amend the minimum front setbacks in "A" and "C" Zoning Districts. Staff has worked with numerous developers to try to convince them to build in a more smart growth mode but staff is encountering a lot of resistance.. Developers say that the current minimum front setback requirements make it very difficult for them to build pedestrian friendly developments with attractive streetscapes in traditional zoning districts. She noted that staff is deleting a landscape requirement that exists in the current zoning code that conflicts with the new adopted landscape code. She gave a brief summary of those changes.

Mathew McElroy, Deputy Director for Planning, noted that staff will summarize a variety of solutions for the handicap access issue and bring it to the City Plan Commission meeting at a later date.

Ms. Forsyth briefly went over the requirements for Title 18.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE, BUT DELETE THE CUMULATIVE SETBACK.**

Motion passed.  
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11. Discussion and action on the placement of items on the agenda.  
Staff Contact: Philip Etiwe, (915) 541-4635, [etiwepf@elpasotexas.gov](mailto:etiwepf@elpasotexas.gov)

Commissioner Wright requested a report or a discussion as to what happened to the Dark Sky Ordinance which should be enforced prohibiting people from having lights shining in their neighbors eyes.

Staff will invite a city official to come and speak on these items.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and carried to **PLACE THE ZONING ITEMS BEFORE THE SUBDIVISION ITEMS ON THE CITY PLAN COMMISSION AGENDA.**

**AYES:** Commissioner De La Cruz, Wright, Borden, Brandrup, and Vorba

**NOT PRESENT FOR THE VOTE:** Commissioner Landeros

**ABSENT:** Commissioner Carreto

Motion passed.

Lupe Cuellar made sure the Commission understood that if subdivision plats were going to be moved to the end of the agenda a quorum must be maintained or the subdivision plats will be automatically approved.  
.....

12. Update on Park Facilities and Expenditures  
Staff Contact: Nanette Smejkal, Director of Parks and Recreation, (915) 541-4283, [smejkalnl@elpasotexas.gov](mailto:smejkalnl@elpasotexas.gov)

Richard Garcia with the Parks and Recreation Department gave a brief power point presentation of parkland acquired during the last fiscal year and parkland acquired from September to the present. He noted that Tom Lea Baseball Field is a joint use field with EPISD and the EPISD maintains it during the school year from September to the end of May. He gave a brief description of each of the different parks. Mr. Garcia will provide the Commission with a copy of the report presented at today's meeting.

Commissioner Brandrup requested a report on the Implementation Plan or Action Plan for the Preservation of Open Space. Mr. Garcia will ask the Open Space Coordinator to get this information for the Commission.

**NO ACTION WAS TAKEN.**

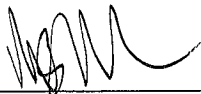
13. Planning Report:  
N/A

14. Legal Report:  
N/A

**ADJOURNMENT:**

Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and carried to adjourn this meeting at 3:45 p.m.

Approved as to form:



Mathew McElroy, Executive Secretary, City Plan Commission